

***Delightful Grade II listed character cottage located in the sought after village of Cenarth, Nr Newcastle Emlyn.***



**Teifi View, Cenarth, Newcastle Emlyn, Carmarthenshire. SA38 9JL.**

**£260,000**

**R/4857/ID**

\*\* A most charming Grade II listed character cottage \*\* Deceptively spacious 2 bedroom accomodation \*\* A wealth of character features throughout \*\* Prominent elevated location with views over the Teifi towards Cenarth falls \*\* Short walk to village amenities \*\* 15 minutes drive Cardigan Bay Coast \*\* Ample private parking \*\* Set within spacious garden and grounds \*\*

The accomodation provides - Enerance hall, Lounge, Kitchen/breakfast room, utility, downstairs bathroom. First floor 2 double bedrooms (1 en-suite).

The property is located in the heart of the village of Cenarth which naturally lies in a beautiful valley which banks the river Teifi. Famous for its salmon leaping waterfall and coracle making history. The towns of Cardigan and Newcastle Emlyn are each within a 10 minute drive offering a comprehensive range of shopping and schooling facilities and the property only lies some 15-20 minutes from many popular sandy beaches along this picturesque Cardigan Bay coastline. The property is also on a bus route.



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## THE ACCOMMODATION

### Entrance Hall

Via hardwood door with fanlight above, stairs to first floor, doors into -



### Sitting Room

13' 10" x 8' 10" (4.22m x 2.69m) with a quarry tiled floor, fireplace housing a multi-fuel stove on a slate hearth, exposed ceiling beams, wired for wall lights



### Kitchen / Breakfast Room

13' 5" x 13' 9" (4.09m x 4.19m) (max) incorporating an inglenook former fireplace with Oak beam over and surrounding wall in pointed stone work houses a range of fitted kitchen units and also an electric 'Leisure' cooking range with oven and ceramic hobs. The main kitchen area is fitted with a range of base cupboards with Formica working surfaces, matching fitted wall cupboards and plate racks, 1 ½ bowl single drainer sink unit with mixer taps, appliance space with plumbing for automatic washing machine. Part tiled walls, quarry tiled floor, understairs storage cupboard





## Utility Room

15' x 6' 3" (4.57m x 1.91m) overall with a quarry tiled floor, fitted range of base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit h&c, 2 free standing Oak cupboards, mosaic tiled walls, exposed ceiling beams, stable type exterior door





### En-suite shower room

with tiled floor, double sized shower cubicle with Rainstorm shower unit, vanity unit with cupboards under, low level flush toilet, heated towel rail



## FIRST FLOOR

### Split landing

Approached via staircase from the entrance hall.

### Double Bedroom 1

14' 1" x 13' 10" (4.29m x 4.22m) with original wood plank floors, vaulted ceiling with exposed A-frame beams, sash window to front with views over the Teifi river, central heating radiator.



### Under eaves Room/Box Room

9' 10" x 5' 11" (3.00m x 1.80m) with restricted headroom.

### Bedroom 2

13' 10" x 9' (4.22m x 2.74m) with original wood plank floors, central heating radiator. Former fireplace. White painted exposed stone walls, vaulted ceiling with exposed A-frame beams.





### **Under eaves Room/Box Room**

9' x 5' 9" (2.74m x 1.75m) with restricted headroom, exposed timber floor, central heating radiator (Ideal for an En Suite toilet)

### **EXTERNALLY**

#### **To the Front**

The property has a wide frontage with a pleasant aspect over the village and the river Teifi but elevated and well set back from the river banks.



### **Garden and Grounds**

The property is approached via a short tarmacadamated wide entrance driveway which runs between this property and the neighbouring cottage. The grounds are private contained within good fixed boundaries and provides to the rear a large gravelled court yard with ample parking space for 3 / 4 vehicles. Beyond is a pleasant slate gravelled sitting out area and a lawned garden area.





## Useful Outbuildings

Lean to Corrugated iron built Store Shed / Garden Shed 12' x 7'8" with a concrete floor and power connected.





## **MONEY LAUNDERING**

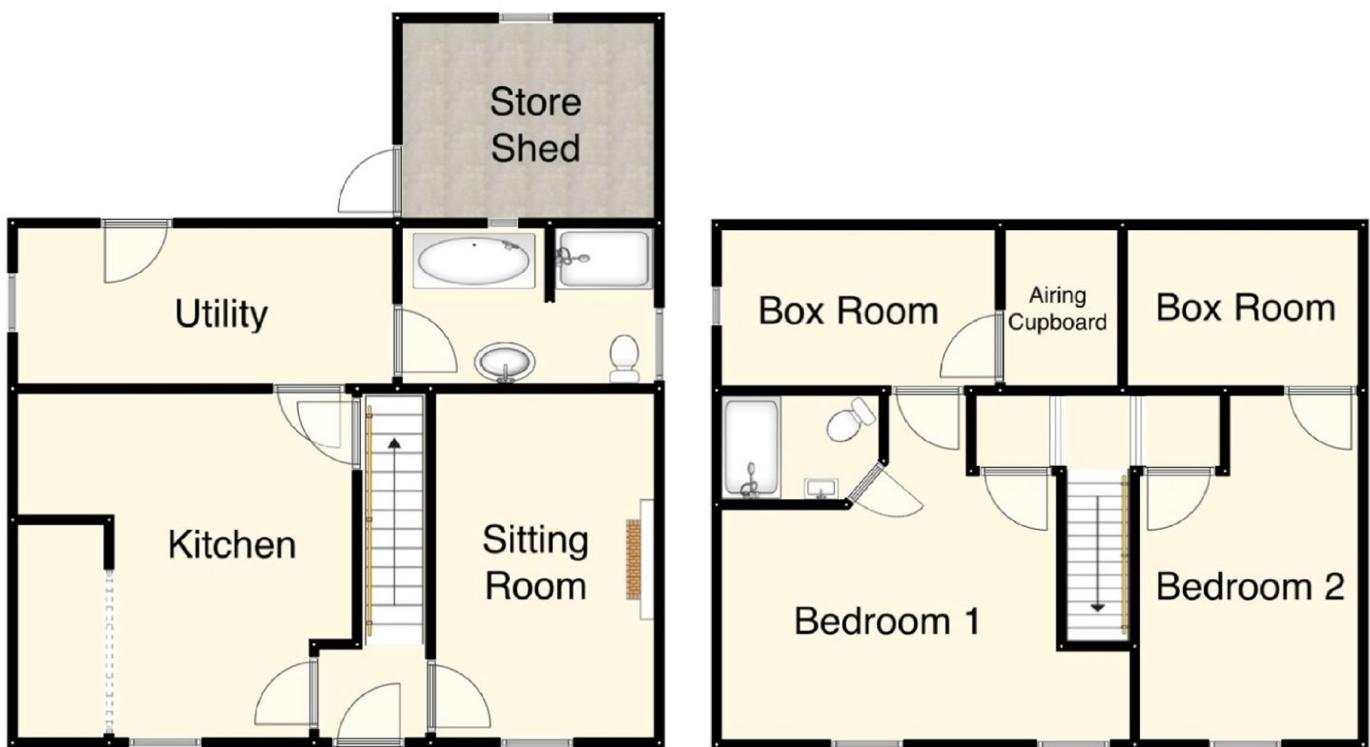
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## **Services**

We are advised the property benefits from mains water, electricity and drainage. Oil fired central heating. 2 hot water solar panels.

Tenure - Freehold.

Council tax band - D.



Teifi View SA38 9JL

## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (41)

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

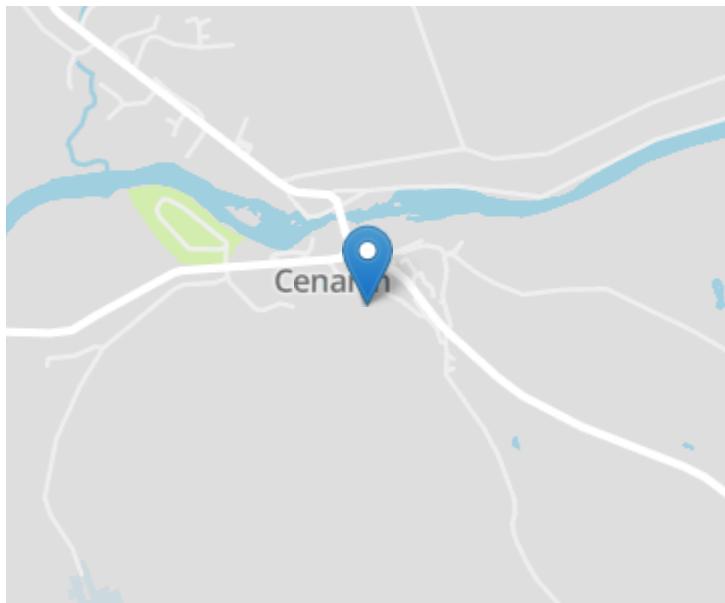
Any risk of coastal erosion? No

Is the property listed? Yes

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



## Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92+) <b>A</b>                                     |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | 70        |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   | 41                         |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               |                            |           |
|  | EU Directive<br>2002/91/EC |           |

## Directions

Mains electricity and water. Drainage.

## Directions

Travelling on the main A484 road from Newcastle Emlyn towards Cardigan, as you enter the village of Cenarth take the left hand turning just before the bridge and alongside the public house. Proceed down this road for 100 yards and you will see the property above the road on the left hand side identified by the Agents For Sale board.

## Directions

Mains electricity and water. Drainage.

For further information or to arrange a viewing on this property please contact :

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